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# Urban Planning and Land Use

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**To:** Unified Government Commissioners

**Through:** Doug Bach, Deputy County Administrator

**From:** Rob Richardson, Director of Planning  
Greg Talkin, Director of the Neighborhood Resource Center

**Date:** March 9, 2012

**Re:** **Carport Update (To be heard April 26, 2012)**

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The process of resolving the carport issue is continuing. As promised in the last round of public meetings, the final proposal for action will be posted on the Unified Government website before March 15, 2012. The proposal includes the following:

1. Require all carports to be tied down;
2. Eliminates the 60 front setback for accessory structures and allows them to simply be behind the front of the home;
3. Grandfathers accessory structures in side or rear yards built prior to 2008 (utilizing the city's 2008 aerial photography);
4. Up to two accessory structures will be allowed to be grandfathered if they are not in the front yard;
5. In the future, neighbors will be able to "sign-off" on side and rear yard variances for accessory structures; and
6. Any carport in the front of a home must obtain a variance.

This timing will allow the public significant comment opportunity. The specific proposals from Building Inspection and Planning are attached. The proposed zoning ordinance amendments will be heard by the Planning Commission on April 9, 2012 and all proposed amendments will be heard by the full Commission on April 26 2012. This will fulfill the commitment to resolve the code issues in April.

Following adoption, staff has committed to conduct an individual analysis over the summer and send a letter to all known carport properties informing them of their status. The letter will either be an "all-clear" letter or it will include specific action steps to remedy the remaining issues.